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APPENDIX VI.

[Vide answer to question No. 848 asked by Mr. J. A. Saldanha at the meeting of the Legislative Council held on the 29th November 1928, page 400 supra.]

G.O. No. 1304, P.H., dated 26th June 1928.

READ—the following papers :—

From the Chairman, Municipal Council, Mangalore, No. C.-751/B-27-28, dated 30th March 1928.

From the Chairman, Municipal Council, Mangalore, No. C.-751/B-27-28, dated 12th May 1928.

From the Director of Town-Planning, No. 827/28, dated 28th May 1928.

Order—No. 1304, *P.H., dated 26th June* 1928.

Under sub-section (3) of section 14 of the Madras Town-Planning Act, 1920, the Government are pleased to sanction, subject to certain modifications, the "Block No. 10 Market Ward Town-planning scheme" approved by the Mangalore Municipal Council in its resolution dated 19th December 1927. The scheme as sanctioned is set out in Appendix I to this order. The notification in Appendix II will be published in the *Fort St. George Gazette.*

2. The Chairman, Municipal Council, Mangalore, is requested to see that the scheme is open to the inspection of the public during office hours at the municipal office for a period of six months from 1st August 1928.

(By order of the Government, Ministry of Public Health)

S RANGANATHAN,
Deputy Secretary to Government.

To the Chairman, Municipal Council, Mangalore.
,, Collector of South Kanara.
,, Revenue Department.
,, Board of Revenue (Land Revenue and Settlement), through Revenue Department.
,, Director of Town-Planning.
,, Inspector of Municipal Councils and Local Boards.
,, Law (Drafting) Department.
,, Superintendent, Government Press (with copy of Appendix II only for publication).

APPENDIX I.

The Block No. 10 *Market Ward Town-Planning Scheme, Mangalore,* 1928.

1. This scheme may be cited as "The Block No. 10 Market Ward Town-planning Scheme, Mangalore, 1928."

2. In this scheme unless there is anything repugnant in the subject or context,—

'Act' means the Madras Town-Planning Act, 1920.

'Scheme' means "the Block No. 10 Market Ward Town-planning scheme, Mangalore, 1928."

'Area' means the area included within the scheme as defined in clause 3 of the scheme.

'Council' means the Municipal Council of Mangalore.

'Map' or 'schedule' means a map or schedule attached to the scheme.

3. The area to which the scheme shall apply shall be that within the inner edge of the boundary line coloured red on Map C.

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4. The ownership and extent of all lands included in the scheme is given in Schedule I.

5. Map C shows the lines of existing streets in the area coloured yellow, and proposed streets and widenings coloured burnt sienna.

6. An estimate of net cost of the scheme is furnished in Schedule II.

7. The new street and widenings described in Schedule III and all works connected therewith shall be constructed by the Council on the lines and of the width indicated on Map C.

8. So far as may be necessary for the purpose of carrying out the scheme, the Council may demolish any buildings or other works in the lands reserved under the scheme for streets and other purposes.

9. The Council may acquire every land and building in the area under or for the purposes of the scheme and shall be entitled to enter upon and take possession of the same at any time after six months from the date on which the scheme takes effect.

10. The Council may dispose of the lands either acquired under clause 9 above or owned by it by sale in auction, lease or otherwise, subject to compliance with this scheme and also subject to payment of the same assessment or ground-rent as was levied upon them prior to acquisition. The rate so fixed will be liable to revision at resettlement.

11. (*a*) The lands allotted and reserved under section 4 of the Act are given in Schedule IV.

(*b*) In the area reserved under the scheme for municipal offices the following may be permitted :—

Municipal office with out-buildings, theatre, town hall, public library, reading room, picture gallery, museum and a depot for lorries, vans, etc.

(*c*) If any of the lands shown reserved in Schedule IV are not required for the purpose mentioned therein, they may be reserved by the Council for any other purpose as it thinks fit.

(*d*) No part of the area shall be used for any factory or workshops in which it is proposed to employ steam, water, mechanical or electrical power.

12. (*a*) In the unreserved area, such residential, commercial or public buildings may be erected as in the opinion of the Council will not be detrimental to the amenity of the area.

(*b*) Plans and elevations of buildings shall be of a design approved by the Council.

(*c*) The use of thatch as building material in the area is prohibited.

(*d*) In the area for municipal offices, not more than two-thirds of the extent of the site shall be built upon.

(*e*) In the area, the building line shall be placed at a distance of at least 10 feet from street alignment and in the space between the building line and the street no building of any character other than a compound wall shall be permitted.

(*f*) The building rules, regulations and by-laws in force in the municipality of Mangalore shall apply to the scheme in so far as they are not inconsistent with this scheme.

13. Claims for compensation under section 20 of the Act shall be made within four months of the date on which the scheme takes effect.

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14. Claims for betterment contribution under section 23 of Act shall be made by the Council within six months of the date on which the scheme takes effect.

The contribution shall be payable annually for a term of 15 years and shall be levied at $7\frac{1}{2}$ per cent of the increase in value calculated in accordance with the provisions of the Act. Provided that the lands acquired and sold or leased by the Council shall not be liable for betterment.

15. The Council may, subject to the approval of Government, make any agreement that it thinks fit with any person or persons in furtherance of the carrying out of the scheme or any matters concerning therewith, provided that such agreement is not inconsistent with the scheme.

SCHEDULE I.

Ownership and extent.

Serial number.	Subdivision number.	Names of owners.	Extent. ACS.	Extent. SQ.FT.	Present use of land.
1	186	Mary Matilda Coelho Bai, Manager. (John J. Fernandes.)	4	13,068	There are many huts and undesirable sheds, such as coffee hotels, motor garages and motor stand, jatka workshop, one main building used as offices and two other roadside buildings used as shops.
2	185	Jakappa and Chandramma.	2	23,087	There are coffee hotel and cinema company and shops.

SCHEDULE II.

Estimate of the net cost of the scheme.

Debit.	RS.
1. Acquisition of lands, buildings, etc.—	
(1) For road and lanes ..	8,746
(2) For other purposes ..	30,561
2. Improvements—	
(1) Raising level	200
(2) Forming roads	300
(3) Culverts	1,500
(4) Drains	1,500
(5) Lighting	..
(6) Water-supply	..
(7) Latrines	..
(8) Schools	..
(9) Markets	..
(10) Other works	..
3. Compensation for injurious affections	..
4. Miscellaneous—	
(1) Cost of preparation of scheme including special surveys	..
(2) Cost of arbitration	..
(3) Legal expenses	..
(4) Contingencies	693
Total ..	43,500

Net capital cost—Nil.

Credit.	RS.
1. Government grants	..
2. Contribution from—	
(a) Government departments ..	..
(b) Other local authorities ..	..
3. (a) Sale-proceeds of sites and buildings	7,000
(b) Credit for public building site with buildings ..	35,000
4. Amounts debitable to—	
(a) The Elementary Education fund of the municipality.	..
(b) The water-supply and drainage fund	..
(c) The Remunerative enterprises fund	..
5. Other items (trees and other materials)	1,500
Total ..	43,500

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Schedule III.

List of new streets and widenings.

Serial number.	Distinguishing letters.	Length in feet.	Width in feet.	Extent in square feet.	Survey numbers affected.	Extent in survey numbers affected.
						CENTS
1	D	280	30	8,400	185 & 186	19
		40	40	1,600		4
2	E.	170	30	5,100	186	12
		40	40	1,600		4
		90	70	6,300		15
				23,000		54

Schedule IV.

Reserved lands.

Serial number.	Distinguishing letters.	Purpose of reservation.	Extent in square feet.	Survey number affected.	Extent in survey number affected.
					ACS.
1	A	Municipal office ..	81,200	186	1·86
			43,500	185 & 186	1·00
2	B	Shops	10,800	185 & 186	0·25
3	C	Do.	8,000	186	0·19
4	D & E	New streets, etc. (from Schedule II).	28,000	185 & 186	0·54
					3·84

TAMIL NADU LEGISLATIVE ASSEMBLY
TRUTH ALONE TRIUMPHS

APPENDIX II.

Notification.

In pursuance of the provisions of sub-section (4) of section 14 of the Madras Town-Planning Act, 1920, the Local Government are hereby pleased to notify that under sub-section (3) of the said section they have sanctioned, subject to certain modifications, "the Block No. 10 Market Ward Town-planning scheme" submitted by the Mangalore Municipal Council. The scheme as modified will be open to the inspection of the public during office hours at the municipal office, Mangalore, for a period of six months from the 1st August 1928.